

RESOLUTION NO. _____

PASSED _____

A Resolution approving the final plat of "Northwest Business Park", located in the vicinity of N.W. 65th Place and N.W. 16th Street; authorizing the City Manager or designee, to execute a Surety Agreement to secure the construction of improvements; providing directions to the Clerk of the Commission; and providing an immediate effective date.

WHEREAS, the Development Review Board approved the design plat of "Northwest Business Park" on November 10, 2004; and

WHEREAS, the owner of the plat has submitted a final plat which substantially conforms to the design plat as approved by the City Commission on December 12, 2004, and which incorporates all modifications and revisions specified in such approval; and

WHEREAS, the approval of the design plat has expired; and

WHEREAS, the owner of the proposed subdivision has requested the City Commission to re-approve the design plat and accept and approve the final plat as provided in Chapter 177 of the Florida Statutes and Chapter 30 of the Code of Ordinances of the City of Gainesville, Florida; and

WHEREAS, the City Commission finds that the final plat described herein is consistent with the City of Gainesville 2000-2010 Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF GAINESVILLE, FLORIDA;

Section 1. The final plat of "Northwest Business Park" is accepted and approved by the City Commission on the following described property lying in the City of Gainesville, Alachua County, Florida:

(See Exhibit "A" attached hereto and made a part hereof as if set forth in full)

Section 2. The City Manager, or designee, is authorized to execute a Surety Agreement with a lending institution that secures the construction and completion of the improvements required under the ordinances of the City of Gainesville, a copy of which agreement is attached hereto as Exhibit "B".

Section 3. The Clerk of the Commission is authorized and directed to affix his signature to the record plat on behalf of the City Commission and accept the dedication of public rights-of-way, easements, and other dedicated portions as shown on the plat.

Section 4. This resolution shall be effective immediately upon adoption.

PASSED AND ADOPTED this ____ day of _____, 2006.

Pegeen Hanrahan, Mayor

ATTEST:

APPROVED AS TO FORM AND LEGALITY:

Kurt Lannon,
Clerk of the Commission

Marion J. Radson, City Attorney

H:\Marion Radson\Planning\Northwest Bus Park final w-surety.doc

**CITY OF GAINESVILLE PLANNING DIVISION
SUMMARY OF COMMENTS**

Petition Number: 170SUB-04 DB Reviewed by: Gene G. Francis
Development Review Board Meeting: November 10, 2004
Project Name/Description: Northwest Business Park Design Plat

I. Department Comments

- | | | |
|----|----------------------------------|-----------------------------|
| 1. | Planning - | Approvable with conditions. |
| 2. | Public Works - | “ “ “ |
| 3. | Gainesville Regional Utilities - | “ “ “ |
| 4. | Police - | “ “ “ |
| 5. | Fire - | “ “ “ |
| 6. | Building - | “ “ “ |
| 7. | Arborist - | Approvable as submitted. |
| 8. | Other – ACDEP | Approvable with conditions. |
| | Concurrency | Approvable as submitted. |

II. Overall Recommendation The design plat is approvable with conditions.

SITE PLAN EVALUATION SHEET

DEVELOPMENT PLAN & SUBDIVISION REVIEW EVALUATION CURRENT PLANNING ROOM 158, THOMAS CENTER "B"

306 Northeast 6th Avenue 334-5023

Petition No. <u>170SUB-04DB</u>	Date Plan Rec'd: <u>11/02/04</u>	Review Type: <u>Design Plat</u>
Review For : <u>Development Review Board</u>	Review Date: <u>11/10/04</u>	Project Agent:
Description, Agent & Location: <u>Northwest Business Park Design Plat</u>		<u>Thomas F. Burke, P.E., Water & Air</u>

APPROVABLE
(as submitted)

APPROVABLE
(subject to below)

DISAPPROVED

- | | |
|---|---|
| <input type="checkbox"/> Plan meets ordinance requirements as submitted | Comments By:

Gene G. Francis
Planner |
| <input checked="" type="checkbox"/> Revisions necessary for plan to meet ordinance requirements | |

RECOMMENDATIONS/REQUIREMENTS/COMMENTS

The petitioner is proposing to develop a 20 lot industrial subdivision on 20.7 acres M.O.L., located immediately east of the Northwest Industrial Park, in the area of the relatively new rifle and gun range. The gun range and the subdivision property are both owned by the person. The parcel in question is split zoned, having approximately 16.7 acres of (I-1), limited industrial classification and approximately 4.0 acres of wetlands that are zoned (AGR), agriculture.

The design plat is approvable with the following conditions and recommendations:

1. It appears that there are some minor inconsistencies concerning acreage calculations associated with the design plat and boundary plat. The acreages given for the split zoning, I-1 @ 17.68ac and AGR @ 3 AC, appear to be incorrect.
2. In addition to minor acreage changes that need to be made to the "General Project Information", the petitioner must correct/change the "Future Land Use" to read AGR (agriculture) instead of "Productive Swamp".
3. The flood zone information, indicated on Lots # 1 & 2 must be enlarged so that it is legible.
4. The property boundary linear footage and bearing must be enlarged so that it is legible.
5. Any work that is planned/proposed for the gun range must be done by a separate site plan amendment process.
6. The petitioner must make a request of the Board to eliminate the required sidewalk.

SITE PLAN EVALUATION SHEET

DEVELOPMENT PLAN & SUBDIVISION REVIEW EVALUATION

CURRENT PLANNING ROOM 158, THOMAS CENTER "B"

306 Northeast 6th Avenue 334-5023

7. The petitioner should provide a landscape plan along with the design plat or at the very least, place a note on the design plat indicating the landscape requirements that will be met and that the landscape plan will be submitted with the construction drawings for review. The landscape drawing are not submitted with the "Final Plat".

8. Because of the length (1,250±) of the cul-de-sac, planning staff recommends that the petitioner provide a minimum 15 foot wide, stabilized, emergency cross-access easement between Lots # 12 and 13 that connect to a "Fire Lane" in the timber land located to the north.

ALACHUA COUNTY
ENVIRONMENTAL PROTECTION DEPARTMENT

201 SE 2nd Avenue, Suite 201, Gainesville, Florida 32601

Tel: (352) 264-6800 Fax (352) 264-6852

Suncom: 651-6800

Home Page: <http://environment.alachua-county.org>

Chris Bird
*Environmental Protection
Director*
cbird@co.alachua.fl.us

Ramesh P. Buch
*Land Conservation
Manager*
rbuch@co.alachua.fl.us

Katherine A. Fanning
*Natural Resources
Manager*
kfanning@co.alachua.fl.us

John J. Mousa
*Pollution Prevention
Manager*
jmousa@co.alachua.fl.us

Debbie VanSlooten
*Administrative Support
Manager*
dvanslooten@co.alachua.fl.us

Date: September 23, 2004

To: Lawrence Calderon
City of Gainesville Community Development Department
Current Planning Division
306 NE 6th Ave.
Gainesville, FL. 32602

From: Betty Levin, Senior Environmental Specialist

Re: Site Plan Review – September 13, 2004 agenda
Please circulate the following comments to appropriate planners.

6. Petition 170SUB-04 DB Water & Air Research, Inc., agent for Ronald J. Shema. Design plat for 20 lots on 20.68 acre. **Northwest Business Park**. Zoned: I-1 (limited industrial) and AGR (agriculture). Located on the north side of the intersection of Northwest 65th Place and Northwest 16th Street. **(GENE)**

Comments: The wetland delineation line will need to be flagged for verification by County staff at the next stage of submittal. There is an existing retention pond on the parcel. Please provide information concerning when this pond was constructed and permitted.

SITE PLAN EVALUATION SHEET

PUBLIC WORKS DEPARTMENT 334-5072 M.S. 58

Petition No. <u>170SUB-04 DB</u>	Review Date: <u>11/9/04</u>	Review Type:
Review For : <u>Technical Review Committee</u> Plan Reviewed: <u>11/9/2004</u>		<u>Design Plat</u>
Description, Agent & Location: <u>Northwest Business Park</u>		Project Planner:
Water & Air _____ <u>NW 65th Place & NW 16th St.</u>		<u>Gene Francis</u>

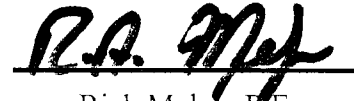
APPROVED
(as submitted)

APPROVED
(subject to below)

DISAPPROVED

- | |
|---|
| <input type="checkbox"/> Alachua County Environmental Review Required |
| <input checked="" type="checkbox"/> Alachua County Environmental Review Not Required |
| <input checked="" type="checkbox"/> 100 Yr. critical duration storm event must be analyzed. |
| <input checked="" type="checkbox"/> SJRWMD stormwater permit is required. |
| <input checked="" type="checkbox"/> Treatment volume must be recovered within 72 Hrs. (F.S. of 2) |
| <input type="checkbox"/> Approved for Concurrency |

Comments By:



Rick Melzer P.E.
Development Review Engineer

REVISIONS / RECOMMENDATIONS:

1. The 100 year floodplain depicted on sheet 2 does not match the floodplain as shown on the March 1998 LOMR. Please clarify.
2. Erosion and sedimentation control will be extremely important due to the sites close proximity to wetlands. All NPDES criteria must be satisfied during and after construction.



**DEVELOPMENT REVIEW EVALUATION
GAINESVILLE REGIONAL UTILITIES**

Ellen Underwood, New Development Coordinator
PO Box 147117, Gainesville, FL 32614
Voice (352) 393-1644 - Fax (352) 334-3480

Nov 8, 2004

6 Petition 170SUB-04 DB

Water & Air Research, Inc., agent for Ronald J. Shema. Design plat for 20 lots on 20.68 acre. **Northwest Business Park.** Zoned: I-1 (limited industrial) and AGR (agriculture). Located on the north side of the intersection of Northwest 65th Place and Northwest 16th Street. (Planner, Gene Francis)

- Conceptional Comments
- Conditions/Comments
- Approved as submitted
- Insufficient information to approve

- New Services** Please submit Plan Review Application and 3 sets of plans for Utility Plan Review. (electric, water/wastewater and veg. management). This review is needed to approve the utility space allocations and to determine necessary easements before final plat.
- Water** Since this site is located within the tertiary wellfield zone please contact Brett Goodman at GRU, 393-1613. He will need a letter from you certifying that a foot survey was conducted to determine if there were any wells or septic tanks on this site. (If so, they will need to be abandoned according to Health Department requirements)
- Sanitary Sewer** GRU needs to review the wastewater plans for the lots to the North that may be served by a private collection system. We will need approval from Public Works who maintain the R/W if any private utilities are to be installed within their roadway or we will need the system to be installed within private easements.
A DEP permit will be required for the private portion of the wastewater system.
- Electric** Contact Wes Brewer at GRU, 393-1533 to coordinate the electric layout. The transformer pads and pedestal locations will need to be shown on the utility plan; before plans are submitted for Utility Plan Review.
- Gas** There is no gas involvement.
- Real Estate** After the Utility Plan Review, we can determine what public or private utility easements that will be required to be included on the plat.

SITE PLAN EVALUATION SHEET

BUILDING INSPECTION DEPARTMENT REVIEW

Petition No. 170SUB-04DB
Review For : Development Review Board
Description, Agent & Location: Water & Air Research, Inc., Northwest Business Park, NW 65 Place and 16 Street

Review Date: 11/5/04

Plan Reviewed: 11/5/200

Review Type: Design Plat

Project Planner: Gene Francis

APPROVABLE **APPROVABLE** **DISAPPROVED** **CONCEPT**
SUBJECT TO COMMENTS

This site plan has been reviewed for compliance with Chapter 5 of the Standard Building Code & for accessible routes of the Florida Accessibility Code for Building Construction. Complete code compliance plan review will be performed at Building Permitting.

Comments By:

Brenda G. Strickland

Brenda G. Strickland
Plans Examiner

REVISIONS / RECOMMENDATIONS:

Change 85th Place to 65 Place on the survey sheets.



City of Gainesville

Master

City Hall
200 East University Avenue
Gainesville, Florida 32601

File Number: 040792

File Number: 040792	File Type: Petition	Status: To Be Introduced
Version: 0	Reference:	Controlling Body: Development Review Board
File Name: Petition 170SUB-04DB; Northwest Business Park (B)		Introduced: 12/13/2004
Requester:	Cost:	Final Action: 12/13/2004

Title: Petition 170SUB-04DB, Design Plat approval of Northwest Business Park, Twenty lots on 20.7 acres more or less. Located in the vicinity of Northwest 65th Place and Northwest 16th Street. Zoned: I-1 and AGR. (B)

Sponsors:

Notes:

Indexes:

Attachments:

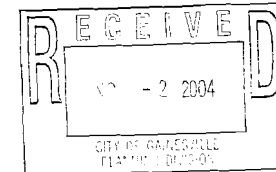
History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
0	City Commission	12/13/2004	Approved (Petition) with Staff and Development Review Board Conditions				Pass

Action Note: City of Gainesville Planner Gene Francis and Agent for the Petitioner Louis Bitilous of Water and Air Research gave presentations.

MOTION: Approve with staff and Development Review Board Petitions including waiving the requirement for sidewalks.

NORTHWEST BUSINESS PARK DESIGN PLAT



GENERAL PROJECT INFORMATION

1. **PROJECT TITLE:** NW BUSINESS PARK (A 20 LOT INDUSTRIAL COMPLEX) LOCATED AT THE INTERSECTION OF NW 85TH PLACE AND NW 16TH STREET IN GAINESVILLE, FLORIDA
2. **TAX PARCELS (NO'S):** 07878-006-001
3. **PROPERTY ACREAGE:** 20.68 ACRES
4. **SECT/TOWNSHIP/RANGE:** SECTION 18, TOWNSHIP 9 SOUTH, RANGE 20 EAST
5. **EXISTING LAND USE:** TIMBER 2 (17.68 ACRES)
PRODUCTIVE SWAMP (3 ACRES)
6. **FUTURE LAND USE:** INDUSTRIAL (17.68 ACRES)
PRODUCTIVE SWAMP (3 ACRES)
7. **ZONING:** I-1 (17.68 ACRES)
AG (3 ACRES)

DESIGN PLAT SPECIFICATIONS (SECTION 30-183.(a).(1))

- c. **PROJECT NAME:** NORTHWEST BUSINESS PARK
- d. **SURVEYOR:** STEVE MC WILLEN, P.L.S. #5469
MCWILLEN SURVEYING
CORP. OF FLA. #6821
40 SOUTH MAIN STREET
WILLUSTON, FLORIDA 32696
- e. **SURVEY INFORMATION:** SEE SHEETS No. 5-9
- f. **VICINITY MAP:** SEE SHEET No. 1
- g. **BOUNDARY LINE:** SEE SHEET No. 5
- h. **LEGAL DESCRIPTION:** SEE SHEET No. 5
- i. **PRELIMINARY LAYOUT:** SEE SHEET No. 2
- j. **NUMBER OF LOTS:** 20
- k. **BUILDING SETBACKS:**

BOUNDARY	SETBACK
FRONT	25 FEET
REAR	10 FEET
SIDE (STREET)	25 FEET
SIDE (INTERIOR)	10 FEET
- l. **NOT FOR FINAL RECORDING INSCRIPTION:** SEE SHEET No. 2
- m. **SIDEWALK REQUIREMENTS:** CONSISTENT WITH EXISTING INFRASTRUCTURE/ADJACENTS WITHIN THE INDUSTRIAL PARK. SIDEWALKS HAVE NOT BEEN INCLUDED.

ADDITIONAL DESIGN PLAT REQUIREMENTS (SECTION 30-183.(a).(2))

- n. **PROPERTY OWNER:** GAINESVILLE REALTY/RONALD J. SHEMA
1410 NW 13TH STREET #2
GAINESVILLE, FL 32601
(352) 376-4608
- o. **AGENT:** WATER & AIR RESEARCH, INC.
8921 SW ARCHER ROAD
GAINESVILLE, FLORIDA 32608
(352) 372-1500
- p. **ADJUTING PROPERTY INFO:**

NAME	PARCEL #	PROPERTY AREA (ACRES)	ZONING (LAND USE)
NORTH CENTRAL FL INVESTMENT CLUB, INC. PARTNERSHIP BY LTD.	07878-006-002	23.82	I-1 (VACANT INDUSTRIAL), AG (TIMBER 2 & PRODUCTIVE SWAMP)
PLUM CHECK TIMBERLAND L.P.	07878-006-000	86.53	I-1 (TIMBER 2)
KAWAIALOS, ESTABROS, MICHELE-RODGE	07878-030-000	496.51	I-1 (VACANT INDUSTRIAL)
SOUTHWEST PRODS, INC.	07878-020-008	1.46	I-1 (LIGHT MANUFACTURING)
HILL & BROOKS CONCRETE CO., INC.	07878-020-010	0.73	I-1 (WAREHOUSE)
WESTON SEAFOOD WAREHOUSE, LLC	07878-020-011	3.86	I-1 (WAREHOUSE)
WILCOX & CROFT, LLC	07878-020-012	1.18	I-1 (VACANT INDUSTRIAL)
MOORE, ANAND	07878-030-001	2.89	I-1 (WAREHOUSE)
MOORE, ANAND	07878-030-002	2.53	I-1 (WAREHOUSE)
- q. **ADDITIONAL PLAT INFO:** SEE SHEET No. 5
- r. **EXISTING/PROPOSED UTILITIES:** SEE SHEETS No. 3A AND 3B
- s. **EXISTING/PROPOSED SEWER DATA:** SEE SHEETS No. 3A AND 3B
- t. **EXISTING IMPROVEMENTS:** SEE SHEETS No. 5-9
- u. **ZONING AND LAND USE INFO:** SEE ITEMS 7 AND SECTION 30-183.(a).(2),b ABOVE

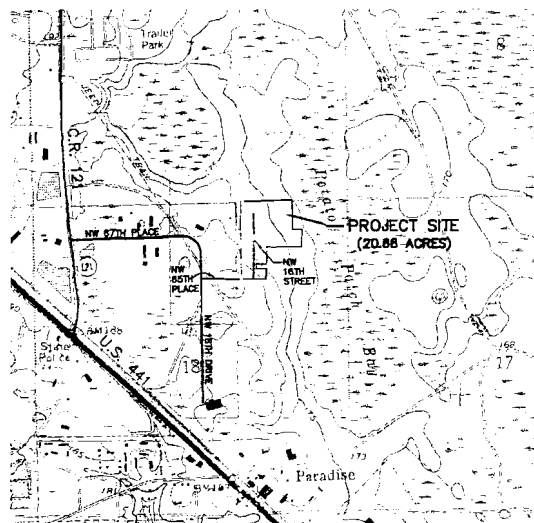
PREPARED FOR:

Ronald J. Shema,
Gainesville, Florida

PREPARED BY:



water & air
RESEARCH, INC.



SECTION 30-183.(a).(2) CONTINUED

- n. **NATURAL AND MANMADE FEATURES:** SEE SHEETS No. 5-9. THE PROJECT SITE IS LOCATED IN A TERTIARY WETFIELD DESIGNATION.
- l. **HERITAGE TREE DATA:**

GENUS - SPECIES	COMMON NAME	DIAMETER (INCHES)	ON-SITE LOCATION	PROPOSED STATUS
QUERCUS MORA	WATER OAK	13	NORTHEAST SECTOR	REMAIN
QUERCUS SEMINATA	SAND LIVE OAK	12	NORTHWEST SECTOR	REMAIN
QUERCUS SEMINATA	SAND LIVE OAK	9	NORTHWEST SECTOR	REMAIN
QUERCUS SEMINATA	SAND LIVE OAK	12	NORTHWEST SECTOR	REMAIN
QUERCUS SEMINATA	SAND LIVE OAK	15	SOUTHWEST SECTOR	REMOVE
QUERCUS SEMINATA	SAND LIVE OAK	15	SOUTHWEST SECTOR	REMOVE
QUERCUS SEMINATA	SAND LIVE OAK	8	SOUTHWEST SECTOR	REMAIN
PHILUS SEMINATA	SHORT LEAF PINE	13	NORTHEAST SECTOR	REMAIN
PHILUS SEMINATA	SHORT LEAF PINE	14	NORTHEAST SECTOR	REMAIN
- j. **STORMWATER:** THE STORMWATER MANAGEMENT PLAN SHALL BE BY MEANS OF INLETS, CULVERTS, AND SWALES TO THE BASINS INDICATED. A MODIFICATION TO AN EXISTING ENVIRONMENTAL RESOURCE PERMIT (ERP) FOR STORMWATER MANAGEMENT AND A NEW ERP PERMIT WILL BE SUBMITTED TO THE ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT FOR APPROVAL. SEE SHEETS 4A AND 4B FOR PRELIMINARY DESIGN.
- k. **SOIL SURVEY:** SEE ENCLOSED PACKAGE
- l. **SUBSURFACE RESULTS:** SEE ENCLOSED PACKAGE
- m. **TOPOGRAPHIC MAP:** SEE SHEETS No. 5-9
- n. **LOCATION MAP:** SEE SHEET No. 1

FLOODPLAINS SECTION 30-183.(a).(3)

THE SOUTHWEST CORNER OF THE DEVELOPMENT CONTAINS A ZONE 'A' FLOODPLAIN. ACCORDING TO THE DEVELOPER, THIS FLOODPLAIN HAS BEEN RE-DESIGNATED AS AN AREA OF MINIMAL FLOODING. CLARIFICATION IS REQUIRED HOWEVER, IF ZONE 'A' EXISTS AS SHOWN, THE FINISHED FLOOR ELEVATIONS IN THE FLOOD ZONE SHALL BE TO 1 FOOT ABOVE THE 100 YEAR-24 HOUR STORM EVENT.

SURFACE WATER OR UPLAND DISTRICT SECTION 30-183.(a).(4)

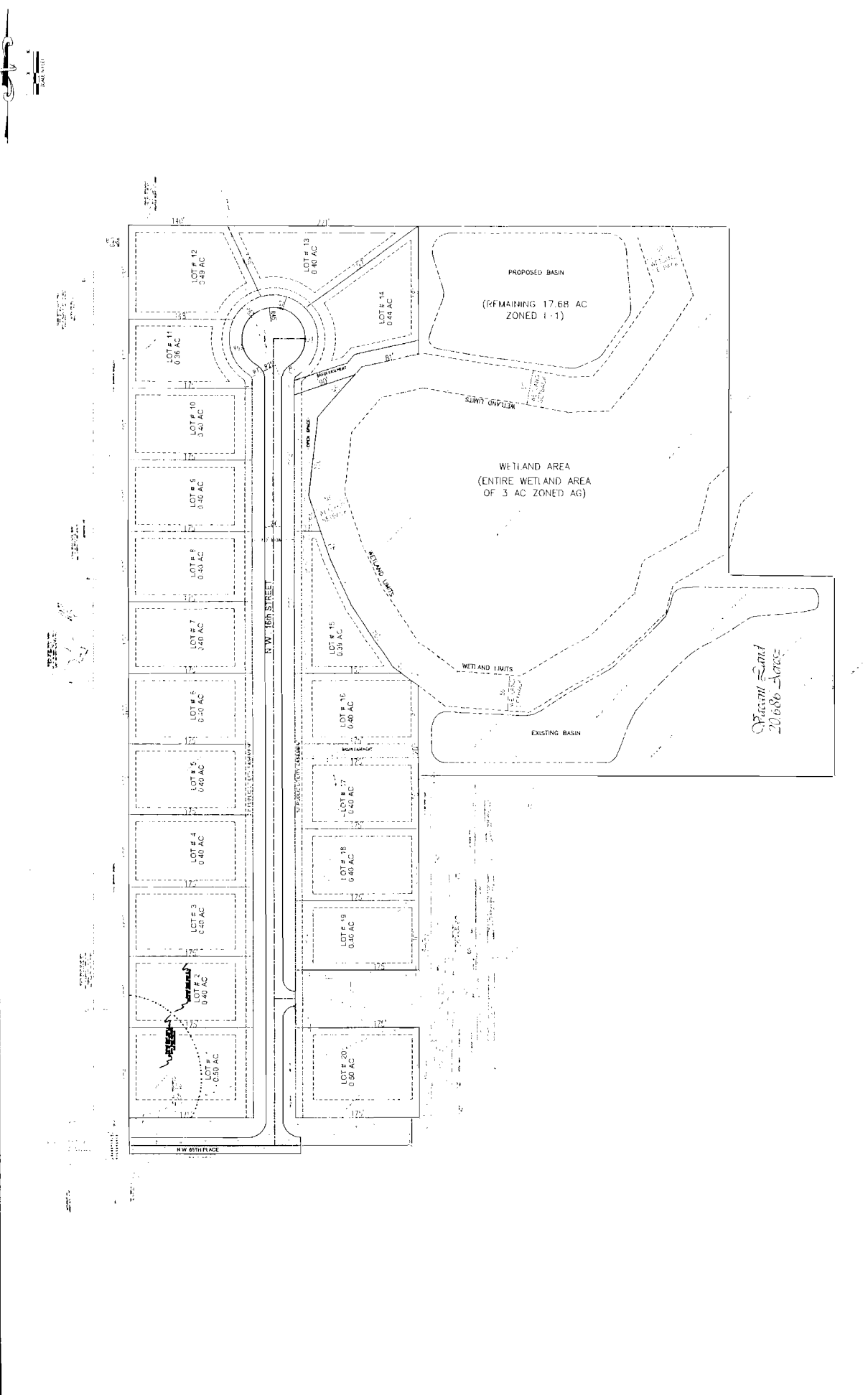
NOT APPLICABLE

SHEET INDEX

SHEET NO.	TITLE
1	COVER SHEET
2	DESIGN PLAT
3A	UTILITY PLAN - SOUTH SECTOR
3B	UTILITY PLAN - NORTH SECTOR
4A	GRADING & DRAINAGE PLAN - SOUTH SECTOR
4B	GRADING & DRAINAGE PLAN - NORTH SECTOR
5	SURVEY - PROJECT SITE
6	SURVEY - SOUTHWEST SECTOR
7	SURVEY - NORTHWEST SECTOR
8	SURVEY - SOUTHEAST SECTOR
9	SURVEY - NORTHEAST SECTOR

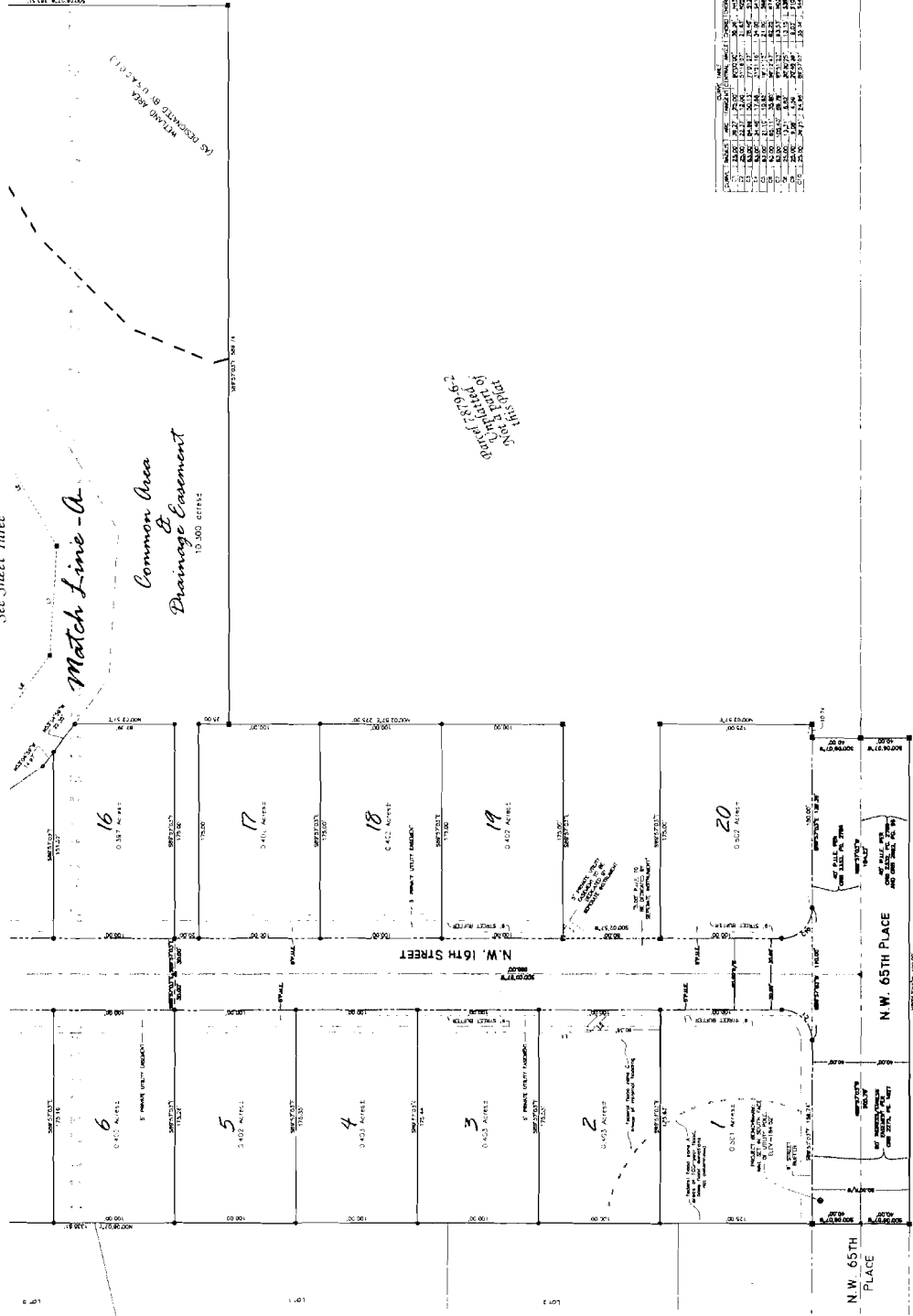
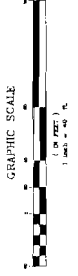
NO.	DATE	REVISION	BY	APPR.

	Environmental Engineers, Biologists, & Planners 8221 SW Archer Road, Gainesville, Florida 32608 Phone: 352/372-1500 Fax: 352/378-1500 Website: www.waterandair.com Email: info@waterandair.com Cooperative Administrator No. 850	PROJECT ENGINEER T. REG. NO. 58566
	PROJECT NO. 04-5622-01	DATE SEPTEMBER 16, 2004
NORTHWEST BUSINESS PARK GAINESVILLE, FLORIDA		DRAWN BY LAB
Ronald J. Shema, Gainesville, Florida		SHEET 1 OF 9



Sheet No.	2	
Approved By:	THOMAS F. BURKE, P.E. 58566	
NORTHWEST BUSINESS PARK		
DESIGN PLAT-NOT FOR FINAL RECORDING		
WATER & AIR RESEARCH, INC. ENGINEERING, PLANNING, & DESIGN <small>8827 SW ANDER ROAD, GAINESVILLE, FLORIDA 32608</small> <small>PHONE: 352-381-1100 FAX: 352-381-1500</small> <small>CERTIFICATE OF AUTHORIZATION NO. 94</small>		
Designed By:	JTB Date: 07-27-04	
Drawn By:	LAB/AC Date: 07-27-04	
Checked By:	JTB Date: 07-27-04	
Rev. No.	Date	Description

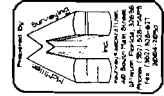
Northwest Business Park
 Lying in Section 18, Township 9 South, Range 20 East,
 City of Gainesville, County of Alachua, State of Florida



NO.	AREA	PERCENT
1	0.453	100.00
2	0.453	100.00
3	0.453	100.00
4	0.453	100.00
5	0.453	100.00
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NO.	AREA	PERCENT
1	0.453	100.00
2	0.453	100.00
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5	0.453	100.00
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NO.	AREA	PERCENT
1	0.453	100.00
2	0.453	100.00
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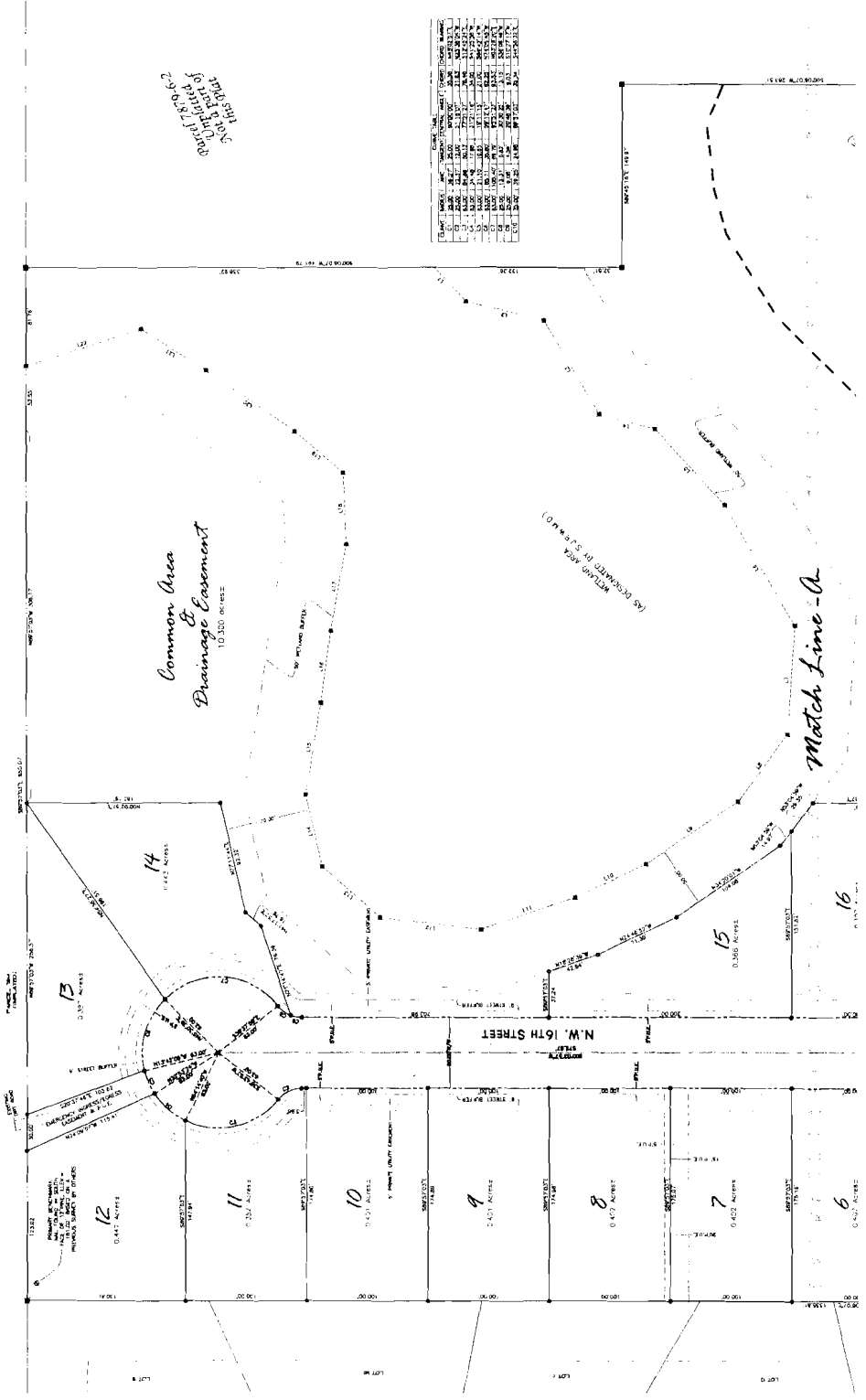
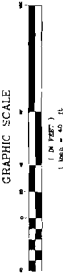
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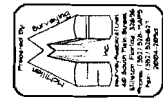
(T)

Northwest Business Park
 Lying in Section 18, Township 9 South, Range 20 East,
 City of Gainesville, County of Alachua, State of Florida



This title is subject to the provisions of the 7th Amendment to the Florida Constitution.

TRACT	AREA	OWNER	REMARKS
1	0.427	...	...
2	0.423	...	...
3	0.473	...	...
4	2.451	...	...
5	2.420	...	...
6	0.224	...	...
7	0.442	...	...
8	0.217	...	...
9	0.442	...	...
10	0.286	...	...
11	0.417	...	...
12	0.417	...	...
13	0.417	...	...
14	0.417	...	...
15	0.417	...	...
16	0.417	...	...



See Sheet Titulo

(M)

(S)

Petition 170SUB-04 DB

Water & Air Research, Inc., agent for Ronald J. Shema. Design plat review for 20 lots on 20.68 acres MOL. Zoned: I-1 (limited industrial) and AGR (agriculture). Located on the north side of the intersection of Northwest 65th Place and Northwest 16th Street.

Mr. Gene Francis was recognized. Mr. Francis presented a map of the site and described it and the surrounding area in detail. He presented aerial photographs of the site and noted that there was an approximately 4-acre wetland on the 20-acre site. He noted that most of the property in the area was zoned I-1 except the area to the east.

Mr. Tom Burke, representing Water & Air Research, was recognized. Mr. Burke described the proposed industrial subdivision. He offered to answer any questions from the board.

Mr. Higman asked if the two proposed stormwater retention basins had overflow to the wetland.

Mr. Burke indicated that they would. He noted that one basin was an existing basin and was designed to serve half of the industrial park, and a new basin to the north would serve the balance of the site. He requested that the sidewalk requirement be waived for the site.

There was no public comment on the petition.

Mr. Higman agreed that there was no need for the sidewalk in an industrial park.

Mr. Francis noted that there was a comment on emergency access to the site. He pointed out a fire lane access easement between two lots and across the property. He noted that the fire lane would be a private road.

Mr. Burke indicated that he concurred with the request for a fire lane access road. He noted that it was an existing dirt road and could be worked into the plan.

Mr. Boyes asked about staff's position on the sidewalk waiver.

Mr. Francis indicated that staff was amenable to any decision made by the board.

<u>Motion By:</u> Ms. Collopy	<u>Seconded By:</u> Mr. Frankenberger
<u>Moved To:</u> Approve Petition 170SUB-04 DB, with staff conditions, waiving the required sidewalk and requiring a fire lane access easement across the property.	<u>Upon Vote:</u> Motion Carried 5 - 0 Yeas: Boyes, Cooper, Collopy, Higman, Frankenberger